

RESOLUTION NO. Z-58-91

The following resolution was offered by Commissioner Larry Hawkins, seconded by Commissioner Sherman S. Winn, and upon poll of members present the vote was as follows:

Mary Collins	aye	Alexander Penelas	aye
Charles Dusseau	aye	Harvey Ruvn	aye
Joseph M. Gersten	absent	Arthur E. Teele, Jr.	aye
Larry Hawkins	aye	Sherman S. Winn	aye
		Stephen P. Clark	aye

WHEREAS, BETHEL ASSEMBLY OF GOD, INC., had applied for the following:

- (1) USE VARIANCE to permit a church in the BU-1A zone.
- (2) MODIFICATION of previously approved plans, approved pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982 which was further modified by Resolution Z-95-90, passed and adopted by the Board of County Commissioners on the 10th day of May, 1990; as follows:

FROM: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

TO: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Square,' as prepared by John Buscher, dated 1-25-90, consisting of 2 pages."

- (3) MODIFICATION of Condition #1 of Declaration of Restrictions recorded in Official Record Book 11381, at Pages 959-962, on the 16th day of March, 1982 and required pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982 which was further modified by Resolution Z-95-90, passed and adopted by the Board of County Commissioners on the 10th day of May, 1990; reading as follows:

FROM: "1. That the owner is an applicant before the Metropolitan Dade County Board of County Commissioners for a district boundary change under Application No. 81-596, relating to the property. In connection therewith, the owner has submitted a site plan entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

TO: "1. Site plan entitled 'Country Club Square,' as prepared by John Buscher, dated 1-25-90, consisting of 2 pages."

The purpose of the request is to permit the applicant to submit a new site plan which indicates a proposed church to be located within an existing shopping center and reduces the total building area from 66,835 sq. ft. to 53,430 sq. ft.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 400' of the west 530' of the south 545' of the north 600' of the NW 1/4 of Section 11, Township 52 South, Range 40 East, a/k/a Tracts "A" & "B," COUNTRY CLUB SQUARE, Plat book 126, Page 73, more particularly described as 7614 N.W. 186 Street.

LOCATION: The Southeast corner of N.W. 186 Street and N.W. 77 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, it is the opinion of this Board that the requested use variance (Item #1) and modifications (Items #2 and #3) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and should be approved, subject to conditions;

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested use variance (Item #1) and Modifications (Items #2 and #3) be and the same are hereby approved, subject to the following conditions:

1. That no trailers, tents or similar structures and no temporary use of any type shall be permitted on the premises.
2. That the occupancy of this church be limited to a maximum of 102 people.
3. That the hours of operation be limited to after 6:00 P.M. on weekdays and Saturdays and are permitted to operate all day on Sundays.
4. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 21st day of March, 1991.

March, 1991
No. 91-3-CC-21
4/4/91
bn

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Marshall Ader, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 24th day of APRIL, 1991.

RESOLUTION NO. Z-95-90

The following resolution was offered by Commissioner Joseph M. Gersten, seconded by Commissioner Larry Hawkins, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Charles Dusseau	aye	Jorge (George) Valdes	aye
Joseph M. Gersten	aye	Sherman S. Winn	aye
Larry Hawkins	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, HECTOR GARCIA & AUGUSTIN EXPOSITO, have applied for the following:

- (1) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be conducted within completely enclosed buildings; to waive same to permit the maintenance and continued use of an existing plant nursery and car wash from covered open canopies.
- (2) MODIFICATION of previously approved plans, approved pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982, reading as follows:

FROM: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Shopping Center,' prepared by Fraga & Feito, Architects dated 1-15-82."

TO: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

- (3) MODIFICATION of Condition #1 of Declaration of Restrictions recorded in Official Record Book 11381, at Pages 959-962, on the 16th day of March, 1982 and required pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982, reading as follows:

FROM: "1. That the owner is an applicant before the Metropolitan Dade County Board of County Commissioners for a district boundary change under Application No. 81-596, relating to the property. In connection therewith, the owner has submitted a site plan prepared by Fraga & Feito, dated January 15, 1982, containing one (1) sheet(s), entitled 'Country Club Shopping Center,' which plan is hereinafter referred to as 'the site plan.'"

TO: "1. Site plan entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

The purpose of Requests #2 and #3 is to permit the applicant to modify the previously approved site plan to permit an existing car wash and plant nursery.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 400' of the west 530' of the south 545' of the north 600' of the NW 1/4 of Section 11, Township 52 South, Range 40 East.

LOCATION: The Southeast corner of N.W. 186 Street and N.W. 77 Avenue, Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter, it was the opinion of the Zoning Appeals Board that the requested non-use variance of Zoning Regulations and Modifications of previously approved plans pursuant to Resolution Z-52-82 and Condition #1 of Declaration of Restrictions recorded in Record Book 11381 would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and the application was denied without prejudice, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements;

WHEREAS, HECTOR GARCIA & AUGUSTIN EXPOSITO, the applicant, appealed the decision of the Zoning Appeals Board to this Board, and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance a hearing was held by this Board, and after reviewing the record and decision of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, it is the opinion of this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Zoning Appeals Board be and the same is hereby overruled in part and the application be and same is hereby approved, on a modified conditional basis as follows:

That Item #1 (non-use variance of Zoning Regulations), Item #2 (Modification of previously approved plans, approved pursuant to Resolution Z-52-82) and Item #3 (Modification of Condition #1 of Declaration of Restrictions recorded in Official Record Book #11381) be and the same are hereby approved on a permanent basis insofar as the existing car wash is concerned and on a temporary conditional basis for the plant nursery for a period not to exceed 9 months, to expire February 10, 1991, and at which time the same temporary permit shall expire and the requests shall be denied without prejudice for the plant nursery;

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 10th day of May, 1990.

March, 1990
No. 90-3-1
5/24/90
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Richard P. Brinker, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 29th day of MAY, 1990.

RESOLUTION NO. 4-ZAB-73-90

The following resolution was offered by Murray Sisselman seconded by Georgia A. Wright and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Dean Oddy	aye
Victor Curry	aye	Murray Sisselman	aye
Colleen Griffin	aye	Georgia A. Wright	aye
Jose A. Losa	aye	Kenneth Welt	absent
Scott Notowitz	aye		

WHEREAS, HECTOR GARCIA & AUGUSTIN EXPOSITO had applied for the following:

- (1) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be conducted within completely enclosed buildings; to waive same to permit the maintenance and continued use of an existing plant nursery and car wash from covered open canopies.
- (2) MODIFICATION of previously approved plans, approved pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982, reading as follows:

FROM: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Shopping Center,' prepared by Fraga & Feito, Architects dated 1-15-82."

TO: "Site plan is on file and may be examined in the Zoning Department entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

- (3) MODIFICATION of Condition #1 of Declaration of Restrictions recorded in Official Record Book 11381, at Pages 959-962, on the 16th day of March, 1982 and required pursuant to Resolution Z-52-82, passed and adopted by the Board of County Commissioners on the 18th day of February, 1982, reading as follows:

FROM: "1. That the owner is an applicant before the Metropolitan Dade County Board of County Commissioners for a district boundary change under Application No. 81-596, relating to the property. In connection therewith, the owner has submitted a site plan prepared by Fraga & Feito, dated January 15, 1982, containing one (1) sheet(s), entitled 'Country Club Shopping Center,' which plan is hereinafter referred to as 'the site plan.'"

TO: "1. Site plan entitled 'Country Club Square,' as prepared by applicant, dated received Oct. 6, 1989; 'Mr. Hector Garcia,' as prepared by Dagoberto A. Rodriguez, dated last revised 10-4-89; and 'The Pirates Seafood,' as prepared by Seminole Awning Company, dated 2-16-89."

The purpose of Requests #1 and #2 is to permit the applicant to modify the previously approved site plan to permit an existing car wash and plant nursery.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 400' of the west 530' of the south 545' of the north 600' of the NW 1/4 of Section 11, Township 52 South, Range 40 East.

LOCATION: The Southeast corner of N.W. 186 Street and N.W. 77 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variance and modifications would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 14th day of MARCH, 1990.

Hearing No. 90-3-1
Typed 3/6/90 bn

RESOLUTION NO. 4-ZAB-432-87

The following resolution was offered by Mr. Thomas A. Conger seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	absent
Levi A. Johnson	nay	Murray Sisselman	aye
Joyce Masso	aye	Kenneth Welt	aye
Mary Jean Risi	aye	R. Jollivette Frazier	aye

WHEREAS, BEAR'S ENTERTAINMENT has applied for the following:

- (1) SPECIAL EXCEPTION to permit a bar in conjunction with an amusement center and billiard room in BU-1A.
- (2) SPECIAL EXCEPTION to the spacing requirements to permit the proposed bar within 2,500' of an existing church and within 1,500' of other alcoholic beverage establishments.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Video - Billiard Room at Country Club Shopping Center", as prepared by MLP and dated July/87; and alcoholic beverage survey entitled "Liquor Survey", as prepared by Manuel Felipe, Professional Land Surveyor and dated 8-4-87. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 400' of the west 530' of the south 545' of the north 600' of the NW 1/4 of Section 11, Township 52 South, Range 40 East.

LOCATION: 7632 N.W. 186 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested Special exceptions would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special exceptions be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Proposed Video - Billiard Room at Country Club Shopping Center", as prepared by MLP and dated July/87; and alcoholic beverage survey entitled "Liquor Survey", as prepared by Manuel Felipe, Professional Land Surveyor and dated 8-4-87.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants obtain a Certificate of Use and Occupancy from the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 28th day of OCTOBER, 1987.

Hearing No. 87-10-43
Typed 12/9/87 cj

RESOLUTION NO. 4-ZAB-330-87

The following resolution was offered by Mr. Gonzalo (Guy) Sanchez seconded by Mr. Kenneth Welt and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Joyce Masso	absent	Kenneth Welt	absent
Margaret C. Nelson	ays	R. Jollivette Frazier	aye
Mary Jean Risi	absent		

WHEREAS, TEREMAR CORPORATION has applied for the following:

USE VARIANCE to permit a package store in a BU-1A district.

A site plan is on file and may be examined in the Zoning Department entitled "Country Club Square Shopping Center", as prepared by Country Club Square, Inc. dated received 7-2-87. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A, COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested use variance would be in harmony with the general purpose and intent of the regulations, would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested use variance be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 2nd day of SEPTEMBER, 1987.

Hearing No. 87-9-31
Typed 9/16/87 cj

RU-1

52
53
54
55
56

RU-TH

PARCEL 257

RU-TH

RU-1

PARCEL 258

1250

RU-4

NW 186th ST (MIAMI GARDENS DR)

RU-3

RU-3

①

TRACT A (82-49)
AVE. 52
NW 183rd ST
NW 182nd ST
362

RU-1

AU

84 250

750

REVISED
8-4-87

Sec 4	52	40
Applicant	TERENAR CORPORATION	
Job#	67-392	
Date/hears	10-15-87	
DRAFTSMAN	WJS	
metro	816	

RESOLUTION NO. Z-52-82

The following resolution was offered by Commissioner Jorge (George) Valdes, seconded by Commissioner Barry D. Schreiber, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	nay	Ruth Shack	aye
Beverly B. Phillips	nay	Jorge (George) Valdes	aye
James F. Redford, Jr.	absent	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, DOM, INC., had applied for the following:

- (1) A district boundary change from RU-3 (Four Unit Apartment) and AU (Agricultural) to BU-1A (Limited Business);
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' decorative masonry wall along the west, interior property line; to waive same to permit a guard rail in lieu of the required wall.

Site plan is on file and may be examined in the Zoning Department entitled "Country Club Shopping Center" prepared by Fraga and Felto, Architects dated 1-15-82.

SUBJECT PROPERTY: The east 400' of the west 530' of the north 600' of the NW 1/4 of Section 11, Township 52 South, Range 40 East; less the north 55' thereof for right-of-way.

LOCATION: South of N.W. 186 Street approximately 130' east of N.W. 77 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time the attorney for the applicant proffered a Declaration of Restrictive Covenants pursuant to Section 33-257, Code of Metropolitan Dade County, Florida, to the effect that the subject property would be developed in accordance with the site plan submitted for the hearing and, in the event of multiple ownership, an "Easement and Operating Agreement" would be submitted for County approval and recorded, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions, and that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved, and the proffered covenant should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to BU-1A be and the same is hereby approved and said property is hereby zoned accordingly, subject

to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Declaration of Restrictive Covenants and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 18th day of February, 1982.

January, 1982
No. 82-1-CC-2
vp
2/24/82

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 8th day of March, 1982.